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ST SCHEDULE

ING VALUATION DATA)

Prepared by the Technical Services Division of the
Department of Building Inspection based on
Construction Cost Data reported by
Marshall and Swift's Marshall Valuation Service
per San Francisco Building Code Section 107.2

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REF
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C8233
2003

April 2003



COST SCHEDULE

(BUILDING VALUATION DATA)

Prepared by the Technical Services Division of the
Department of Building Inspection based on
Construction Cost Data reported by
Marshall and Swift's Marshall Valuation Service
per San Francisco Building Code Section 107.2

April 2003



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

April 2003 Cost Schedule

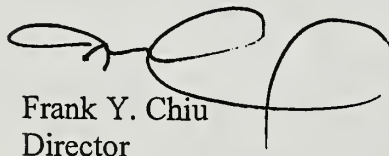
To All San Francisco Building Permit Applicants and Interested Parties:

Attached is the April 2003 Cost Schedule of Building Valuation Data for use in calculating a building's valuation for Building Permits in the City and County of San Francisco. This schedule is effective as of April 8, 2003. A valuation based on this table represents the valuation at the completion of all construction work authorized by a building permit. Permit fees are based on a percentage of this valuation. These valuations are not to be used as accurate guides to the actual cost of construction; for actual construction cost estimates for any project please consult a contractor, a design professional or a cost estimator.

This schedule will be updated by DBI's Technical Services Division on an annual basis or as otherwise directed by the Building Inspection Commission in accordance with the San Francisco Building Code Section 107.2. The valuation data is based on information provided by the Marshall Valuation Service.

For additional information on this schedule, please contact Chief Building Inspector Laurence Kornfield of the Technical Services Division at (415) 558-6244.

Sincerely yours,



Frank Y. Chiu
Director

Date: April 8, 2003

April 2003

COST SCHEDULE (BUILDING VALUATION DATA)

This schedule is to be used for determining permit and related fees posted in accordance with Section 107 of the San Francisco Building Code.

Building permit, building plan review fees and other related fees shall be based on the date of permit application or subsequent revision. Building floor area shall be calculated in accordance with the definitions contained in Chapter 2 of the San Francisco Building Code.

This schedule is updated each year, or as otherwise directed by the Building Inspection Commission, in accordance with the San Francisco Building Code Section 107.2.

GENERAL NOTES

1. Site Permits for all occupancies, except R-1 and R-3, are presumed to be without tenant improvements. The cost of tenant partitions shall be 9% (which does not include mechanical, electrical and plumbing work) of the base cost times the floor area of the tenant space and shall be calculated when the tenant improvement application or site permit addendum is submitted. Special costs (bank safe, mahogany paneling, marble finish, etc.) are to be added to the tenant improvement or site permit addendum costs.
2. For non-site permits, except R-1 and R-3 occupancies, add 9% for partitions and interior finishes.
3. The cost of mechanical and plumbing work shall be added to all tenant improvement applications on per square foot basis at\$22.22 or may be computed on an item-by-item basis as detailed in this Cost Schedule.
4. Deduct 15% from basic cost for mechanical floors of mechanical penthouses.
5. Hillside costs for buildings of all occupancies and types are to be added as follows:

Grade	0 to 5%	add	0% to cost
	5 to 10%	add	5% to cost
	10 to 20%	add	10% to cost
	over 20%	add	20% to cost

Add caisson cost by footage
6. Apply 3% discount for quantity construction of five or more buildings of similar design that are part of tract development.

GENERAL ITEMS APPLICABLE TO ALL OCCUPANCIES

	Unit	Amount
Concrete Retaining Wall	per c.y.	\$532.74
Asphalt Paving	per sq. ft.	\$3.12
Concrete Paving	per sq. ft.	\$5.60
Wooden Fences over 6'-0"	per lin. ft.	\$25.58
Concrete Block Walls(Standard):	per sq. ft. of wall	\$10.36
Ornamentation: Add for		
Stucco or facing:	per sq. ft. of ornamented area	\$4.31
Veneer or tile:	per sq. ft. of ornamented area	\$13.04
Terra cotta:	per sq. ft. of ornamented area	\$30.59
Marble or granite:	per sq. ft. of ornamented area	\$47.28
Excavation	per c.y.	\$46.58
Fill	per c.y.	\$31.63
<hr/>		
Sprinkler Systems	Unit (Floor Area)	Amount
To 5,000 sq. ft.	per sq. ft.	\$3.15
To 10,000 sq. ft.	per sq. ft.	\$2.81
To 15,000 sq. ft.	per sq. ft.	\$2.64
To 20,000 sq. ft.	per sq. ft.	\$2.51
To 40,000 sq. ft.	per sq. ft.	\$2.25
To 50,000 sq. ft.	per sq. ft.	\$2.17
To 100,000 sq. ft.	per sq. ft.	\$1.93
More than 100,000 sq. ft.	per sq. ft.	\$1.81
For High-Rise Life Safety Buildings, add to sprinkler prices above	per sq. ft.	\$0.31
Fire Alarm Systems	per sq. ft.	\$2.46
Automatic Fire Detection and Alarm Systems	per sq. ft.	\$3.47
Fire Pumps:		
500 GPM		\$72,180
750 GPM		\$78,190
1000 GPM		\$82,530
1500 GPM		\$89,550
(NOTE: Interpolate for intermediate values)		
Service Station and Carwash Canopies	per sq. ft.	\$34.10
<hr/>		
Smoke Detectors, hard wired	each	\$173.75
<hr/>		
Add for Caissons:	1. Set-up Cost - 12" to 36"	\$7,196.00
	2. Add cost per lineal foot of caisson	
	Size	
	12" dia.	Concrete \$36.15 Steel Casing \$50.75
	16" dia.	\$51.52 \$65.14
	24" dia.	\$85.86 \$106.58
	36" dia.	NA NA

INTERIOR PARTITIONS [BASED ON 8'-0" HEIGHT]*

* Add 2% to base cost for each additional foot of height over 8'-0".

		sq. ft.
Wood Studs w/ ½" Gypsum Wallboard, Painted		\$7.74
Wood Studs w/ 5/8 " Gypsum Wallboard, Painted	NR or 1-Hour	\$8.02
For Plaster finish, ADD for each face		\$2.95
Wood Studs w/ 2 layers Gypsum Wallboard each side 2-hour construction		\$12.09
Metal Partitions w/ insulation		\$8.61
Metal Studs with Gypsum Wallboard, painted, w/ noncombustible construction	1-Hour	\$7.55
	2-Hour	\$10.20
Metal Studs with Metal Lath and Plaster, painted	1-Hour	\$10.65
	2-Hour	\$13.22
Special surface finishing. ADD per sq. ft. of wall, ea. face, as follows:		
Fabric wallcovering		\$5.69
Wood Paneling		\$4.46
Laminated Plastic		\$11.27
Marble, Terrazzo, Granite, Stone, etc. Veneers		\$64.66
Vinyl Wallcovering		\$3.79
For Insulation, Add per sq. ft. of wall as follows:		
4" in Walls		\$1.72
6" in Walls		\$2.11
4" in Floors and Ceilings		\$2.47
6" in Floors and Ceilings		\$2.82
9" in Ceilings and Roof		\$3.22

NOTE: For all the Occupancies on the following pages, see Chapter 3 and Table 3-A of San Francisco Building Code for the description of Occupancies by Group and Division

OCCUPANCY A	BLDG. TYPE	PER SQUARE FOOT F.R.	1-HOUR	NR
A-1				
Bldg. w/ Portion as Assembly Room for more than 1000 Occupants and a Legitimate Stage, theater	I	\$297.88	NP	NP
	II	\$210.45	NP	NP
Basement (Utilities, Storage, Dressing Rooms) [Typical all Basements – See Page 11]	I	\$86.80	NP	NP
	II	\$86.80	NP	NP
A-2				
Bldg. w/ Portion as Assembly Room for less than 1000 Occupants and a Legitimate Stage.	I	\$217.66		
	II	\$210.45	\$160.45	NP
	III and IV		\$155.95	NP
	V		\$149.36	NP
Basement (Utilities, Storage, Dressing Rooms)	I	\$86.80		
	II	\$86.80	\$86.80	NP
	III and IV		\$61.16	NP
	V		\$61.16	NP
A-2.1				
Bldg. w/ Portion as Assembly Room for more than 300 Occupants and No Stage. Public Assembly as Fraternal, Churches, Auditoriums, Education (not E or B), Rec. Clubs, Dance Halls, Museums, etc. Private Colleges and Universities	I	\$205.20		
	II	\$197.60	\$145.54	NP
	III and IV		\$126.52	NP
	V		\$120.32	NP
Basement (Utilities, Storage, Dressing Rooms)	I	\$86.80		
	II	\$86.80	\$86.80	NP
	III and IV		\$61.16	NP
	V		\$61.16	NP
A-3				
Building with Portion as Assembly Room for more than 50 but, less than 300 without Stage, including Educational purposes (not E or B), Restaurants, etc. Private Colleges and Universities	I	\$208.61		
	II	\$173.61	\$149.44	\$145.70
	III and IV		\$124.87	\$121.75
	V		\$102.70	\$100.13
A-4				
Public Assembly such as: Stadiums, Reviewing Stands, and Amusement Park Structures, etc. (Deduct 20% for Outdoor or Open Air Assembly)	I	\$168.27		
	II	\$168.27	\$120.71	\$117.69
	III and IV		\$101.64	\$99.10
	V		NA	NA

NOTE:

See also ADD NOTES on Page 11

OCCUPANCY B	BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
<hr/>				
Banks	I	\$230.98		
	II	\$223.18	\$198.88	\$193.91
	III and IV		\$192.81	\$187.99
	V		\$183.79	\$179.20
Basements	I	\$100.61		
(Utilities, Storage)	II	\$100.61	\$95.03	\$92.65
	III and IV		\$65.73	\$64.09
	V		\$65.73	\$64.09
<hr/>				
Office Bldgs (Add 10% for Medical - Dental Offices)	I	\$175.17		
	II	\$169.97	\$149.09	\$145.36
	III and IV		\$127.68	\$124.49
	V		\$106.06	\$103.41
Basements	I	\$100.61		
(Utilities, Storage)	II	\$100.61	\$95.03	\$92.65
	III and IV		\$65.73	\$64.09
	V		\$65.73	\$64.09
<hr/>				
Government,Public, Fire & Police Stations, and Libraries	I	\$269.64		
(Essential services)	II	\$258.76	\$229.68	\$223.94
	III and IV		\$223.27	\$217.69
	V		\$132.11	\$128.81
Basements	I	\$100.61		
(Utilities, storage)	II	\$100.61	\$95.03	\$92.65
	III and IV		\$65.73	\$64.09
	V		\$65.73	\$64.09
<hr/>				

OCCUPANCY E	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
E-1, E-2				
Educational Purposes through the 12th Grade	I	\$174.51		
	II	\$167.47	\$131.95	\$128.65
	III and IV		\$131.21	\$127.93
	V		\$102.44	\$99.88
Basement (Utilities, storage)	I	\$75.61		
	II	\$75.61	\$75.61	\$73.72
	III and IV		\$51.19	\$49.91
	V		\$51.19	\$49.91
E-3				
Any Bldg. or Portion of Any Bldg. Used for Day Care Purposes for More Than 6 Persons	I	\$131.07		
	II	\$131.07	\$131.07	\$127.79
	III and IV		\$129.49	\$126.25
	V		\$125.34	\$122.21
Basement (Utilities, storage)	I	\$75.61		
	II	\$75.61	\$75.61	\$73.72
	III and IV		\$51.19	\$49.91
	V		\$51.19	\$49.91
OCCUPANCY F	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
F-1				
Factories, Industrial Buildings, etc. Manufacturing Moderate Hazard	I	\$167.02		
	II	\$162.30	\$125.55	\$122.41
	III and IV		\$96.47	\$94.06
	V		\$76.72	\$74.80
F-2				
Low Hazard: Ice Plants, Pumping Plants, Creameries Noncombustible or nonexplosive	I	\$46.75		
	II	\$44.16	\$44.16	\$43.06
	III and IV		\$36.98	\$36.06
	V		\$28.18	\$27.48

OCCUPANCY H	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
H-1				
Manufacturing, Storage, Product Handling of Explosive Materials.	I	\$167.02		
[NOT Automobile Service Stations]	II	\$162.30	\$143.24	\$139.66
	III and IV		NP	NP
	V		NP	NP
H-2,H-3, H-6 & H-7				
Manufacturing, Storage, Product Handling of Hazardous Material.	I	\$147.56		
[See Code Tables 3-A and 5-A for limitations.]	II	\$143.24	\$110.31	\$107.55
	III and IV		\$96.47	\$94.06
	V		\$88.34	\$86.13
H-4				
Repair Garages Not Classed as S-3	I	\$94.34		
	II	\$94.34	\$80.37	\$78.36
	III and IV		\$65.19	\$63.56
H-5				
NOT APPLICABLE				

OCCUPANCY I	BLDG. TYPE	PER SQUARE FOOT		
		FR	1-HOUR	NR
I-1.1				
Nursery and Kindergarten Facilities for Full Time Care for more than 5 Children, Under 6 Years.	I	\$126.75		
	II	\$126.75	\$112.97	NP
	III and IV		\$97.02	NP
	V		\$93.04	NP
Basement	I	\$101.47		
I-1.2				
Health-care Centers for Ambulatory Patients Receiving Outpatient Medical Care.	I	\$115.16		
[Clinic rather than Doctor's Office]	II	\$115.16	\$115.16	NP
	III and IV		\$112.54	NP
	V		\$107.51	NP
Basement	I	\$93.45		

OCCUPANCY I	(Continued from PAGE 7)	BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
I-2					
Nursing Homes for Ambulatory Patients, Homes for Children 6 Years and Older Accommodating More Than 5 Persons	I	\$127.61			
	II	\$127.61	\$127.61		NP
	III and IV		\$100.15		NP
	V		\$95.56		NP
Basement	I	\$94.39			
I-3					
Mental Hospitals, Sanitariums, Jails, etc. Bldgs. Where Personal Liberties are Restrained	I	\$190.52	NP		NP
	II	\$190.52	NP		NP
Basement	I	\$158.99	NP		NP
	II	\$158.99	NP		NP
OCCUPANCY M		BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
M					
Retail and Wholesale Stores	I	\$98.15			
	II	\$98.15	\$98.15		\$95.70
	III and IV		\$89.99		\$87.74
	V		\$87.01		\$84.83
Basement	I	\$63.04			
	II	\$63.04	\$63.04		\$61.46
	III and IV		\$39.95		\$38.95
	V		\$39.95		\$38.95
M					
Department Stores	I	\$107.73			
	II	\$107.73	\$107.73		\$105.04
	III and IV		\$89.03		\$86.80
	V		\$85.89		\$83.74
Basement	I	\$81.82			
	II	\$81.82	\$81.82		\$79.77
	III and IV		\$51.70		\$50.41
	V		\$51.70		\$50.41
M					
Car Sales	I	\$110.10			
	II	\$98.85	\$98.85		\$96.38
	III and IV		\$74.22		\$72.36
	V		\$70.51		\$68.75

OCCUPANCY R	BLDG. TYPE	FR	PER SQUARE FOOT 1-HOUR	NR
R-1				
Residential Apartments and Condominiums	I	\$131.30		
	II	\$126.32	\$113.03	\$110.20
	III and IV		\$100.43	\$97.92
	V		\$98.20	\$95.75
Basement (Utilities, storage)	I	\$70.76		
	II	\$70.76	\$55.07	\$53.69
	III and IV		\$50.82	\$49.55
	V		\$50.82	\$49.55
R-1				
Hotels, Dormitories, Convents and Monasteries	I	\$164.90		
	II	\$161.31	\$143.86	\$140.26
	III and IV		\$130.68	\$127.41
	V		\$124.41	\$121.30
Basement (Utilities, storage)	I	\$77.68		
	II	\$77.68	\$77.68	\$75.74
	III and IV		\$56.51	\$55.10
	V		\$56.51	\$55.10
R-2				
Residential Care Facilities	I	\$146.25		
	II	\$142.93	\$137.51	\$134.07
	III and IV		\$133.67	\$130.33
	V		\$130.24	\$126.98
Basements	I	\$73.99		
	II	\$73.99	\$62.97	\$61.40
	III and IV		\$53.30	\$51.97
	V		\$53.30	\$51.97
R-3				
One and Two family dwellings	V		\$100.17	\$97.67
Basement	V		Finished \$33.39	UnFinished \$32.56

OCCUPANCY S		BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
S-1					
Storage of Moderate Hazard Materials Not classed S-2 or H		I	\$76.07		
		II	\$72.47	\$52.66	\$51.34
		III and IV		\$43.84	\$42.74
		V		\$46.91	\$45.74
S-2					
Storage of Low Hazard Materials – Noncombustible		I	\$65.92		
		II	\$62.56	\$52.66	\$51.34
		III and IV		\$36.17	\$35.27
		V		\$32.83	\$32.01
S-3					
Repair Garages (without Welding or Flame) and Parking Garages Not S-4.		I	\$69.23		
		II	\$69.23	\$57.23	\$55.80
		III and IV		\$47.17	\$45.99
		V		\$42.33	\$41.27
Underground Parking Garages		I and II	\$78.61		
S-4					
Open Parking Garages		I	\$53.34		
		II	\$46.42	\$44.95	\$43.83
Underground Parking Garages		I and II	\$78.61		
OCCUPANCY U					
		BLDG. TYPE	PER SQUARE FOOT FR	1-HOUR	NR
U-1					
Private Garages	At grade	I and II	\$61.90		
	Free standing Only As Lower floor	V		\$42.91	\$41.84
			Use basement \$ for Basement of Occupancy.		
Carports, Sheds, Utility Buildings		V			\$32.24

ADD NOTES APPLICABLE TO OCCUPANCIES A, B, E, F, I, M, R AND S

1) Add 0.5% for each story over 3, above ground, to the base cost.

2) Add cost of fire sprinklers, if required. [See Page 2]

	Occupancy	Cost
3) Add for each elevator shaft:	A, B, E & I	\$78,640.00
	H,M, F & R-1	\$45,809.00
	R-3	\$19,170.00

4) Add for Each Elevator Stop or Floor Opening:	A, B, E & I	\$7,930.00
	H,M, F & R-1	\$7,673.00
	R-3	\$5,063.00

5) Kitchen Adds:

Kitchen, New	[Residential]	\$7,660.00 *
Kitchen, Remodel	[Residential]	\$6,450.00 *
Kitchen, New	[Commercial]	\$10,560.00 *
Kitchen Hood per sq. ft. of hood	[Commercial]	\$641.25 **

6) Add for Each Fire Alarm System – See Page 2

7) Add for Fire Escape [Stair Type] -for two story building	\$4,774.00
-for each additional story	\$2,597.00

8) Add for Each Additional or New Bathroom	\$7,190.00 ***
Add for Remodeled Bathroom	\$4,798.00

9) Add for Each Fireplace	- [Brick]	\$4,894.00
	- [Prefabricated]	\$2,430.00

10) Add for Balconies or Decks:	BLDG. TYPE	FR	PER SQUARE FOOT 1-HOUR	NR
	I	\$66.00		
	II	\$66.00	\$52.73	\$51.41
	III and IV		\$56.01	\$54.61
	V		\$42.30	\$41.24

* Amount added to total sq. ft. costs to cover cabinets, built-in appliances, wiring, plumbing, etc.

** Commercial Hood (Type I) incl: hood, duct, fire suppression and exhaust fan

*** Each additional bathroom more than one in new buildings or in addition to existing bathrooms.

BASEMENT NOTE: Basements are assumed to be for building operations and utilities, and for storage use with minimal partitions. Basement exterior walls are part of the above floor costs of foundations. Where the basement is more extensively used, with employee services, offices, toilets, dwellings, etc. use the normal floor costs for the floor areas being proposed for that use, or as otherwise noted.

MECHANICAL EQUIPMENTS (FOR ALTERATION):

		Unit	Cost
Air Conditioner or Chiller:	5 Ton	per ton of capacity	\$1,700.95
	25 Ton	per ton of capacity	\$1,509.60
	100 Ton	per ton of capacity	\$1,360.76
	400 Ton	per ton of capacity	\$1,233.19
Boiler:	33,000 BTU	Each	\$2,429.94
	100,000 BTU	Each	\$2,936.17
	175,000 BTU	Each	\$3,509.91
Coil(Heating or Cooling):		Each	\$499.08
Cooling Tower:	60 Ton	per ton of capacity	\$124.13
	125 Ton	per ton of capacity	\$102.81
	1000 Ton	per ton of capacity	\$70.22
Ductwork:	3" dia.	per lin.ft.	\$7.90
	6" dia.	per lin.ft.	\$9.18
	12" dia.	per lin.ft.	\$15.79
	20" dia.	per lin.ft.	\$27.07
Fan: Size:	24"	Each	\$1,198.09
	36"	Each	\$1,552.46
	54"	Each	\$2,362.44
Fire or Smoke Damper:	64 sq. in. or smaller	Each	\$48.90
	224 sq. in.	Each	\$72.10
	480 sq. in.	Each	\$119.74
Fire Pump:	- See Page 2		
Floor Heater:	100,000 BTU	Each	\$3,712.40
	300,000 BTU	Each	\$7,728.54
	1,000,000 BTU	Each	\$21,936.92
Furnace:	25,000 BTU	Each	\$884.23
	65,000 BTU	Each	\$1,889.95
	100,000 BTU	Each	\$2,176.82
	300,000 BTU	Each	\$4,539.25
Generator:		per KW	\$317.25
Heat Pump:		per ton of capacity	\$1,636.20
Solar water(or air) heating system:		per sq. ft. of	\$77.29
		collector area	
Suspended Heater: (Unit Heater)	35,000 BTU	Each	\$1,214.97
	100,000 BTU	Each	\$1,552.46
	400,000 BTU	Each	\$4,134.26

NOTE: Interpolate for intermediate values

ABBREVIATIONS:

A, A-1, A-2, A-2.1, A-3, A-4	Assembly occupancies per San Francisco Building Code
Amt.	Amount
Avg.	Average
B	Business occupancies per San Francisco Building Code
Bldg.	Building
BTU	British Thermal Unit
c.y.	cubic yard
DBI	Department of Building Inspection
dia.	diameter
E, E-1, E-2, E-3	Educational occupancies per San Francisco Building Code
ea.	each
F, F-1, F-2	Factory and Industrial occupancies per San Francisco Building Code
F.R.	Fire Resistive
GPM	Gallon per minute
H, H-1, H-2, H-3, H-4, H-5, H-6, H-7	Hazardous occupancies per San Francisco Building Code
I, I-1.1, I-1.2, I-2, I-3	Institutional occupancies per San Francisco Building Code
incl.	including
lin. ft.	lineal foot
M	Mercantile occupancies per San Francisco Building Code
NA	Not applicable
NP	Not permitted / not allowed
NR	Nonrated (not fire rated or unprotected construction)
R, R-1, R-2, R-3	Residential occupancies per San Francisco Building Code
S, S-1, S-2, S-3, S-4	Storage occupancies per San Francisco Building Code
sq. ft.	square foot
U, U-1	Utility occupancies per San Francisco Building Code
w/	with
I, II, III, IV, V	Types of Construction per San Francisco Building Code

